

PROPERTY OWNERS ASSOCIATION 2nd AMENDED MANAGEMENT CERTIFICATE FOR
SUNSET VISTA ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar§

1. Name of Subdivision: Sunset Vista
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Sunset Vista Association, Inc.
4. Recording Data for Association: Sunset Vista as prescribed by instrument filed of record at Volume 9544, Page 120-121; Volume 9550, Page 181; Volume 9552, Page 19-20; Volume 9547, Page 80-81; Volume 9548, Page 120; Volume 9548, Page 205-206; Volume 9556, Page 168; Volume 9557, Page 189; Volume 9557, Page 197-198, Deed and Plat Records, Bexar County, Texas.
5. Recording Data for Declaration and any amendments: Declaration of Covenants, Conditions and Restrictions for Sunset Subdivision, Unit 1, Sunset Vista Association is filed at Bexar County Records under Volume 8171, Page 1607 et seq. recorded on or about October 15, 1999.
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
 - Bylaws filed on or about Decemberr 20, 1999, Official Records of Bexar County, Volume 8244, Page 579 et seq.
 - Articles of Incorporation filed on or about March 09, 2000, Official Records of Bexar County, Volume 8335, Page 1752 et seq.
 - First Amendment to the ByLaws filed on or about April 15, 2010, Official Records of Bexar County, Volume 14438, Page 346 et seq.
 - Community Manual (includes Articles of Incorporation, ByLaws, Solar Device and Energy Efficient Policy, Rainwater Harvesting System Policy, Flag Display and Flagpole Installation Policy, Display of Certain Religious Items Policy, Assessment Collection Policy, Records Inspection, Copying and Retention Policy, Statutory Notice of Posting and Recordation of Association Governance Documents, Statutory Notice of Annual Meeting, Elections, and Voting, Statutory Notice of Conduct of Board Meetings) filed on or about December 30, 2011, Official Records of Bexar County, Volume 15292, Page 146 et seq.

- Second Supplement to Declaration of Protective Covenants, Sunset Subdivision Unit 1, Annexation of Sunset Subdivision, Unit 8A filed on or about October 19, 2000, Official Records of Bexar County, Volume 8612, Page 537 et seq.
- Third Supplement to Declaration of Protective Covenants, Sunset Vista Subdivision Unit 1, Annexation of Sunset Subdivision, Unit 3 filed on or about November 22, 2000, Official Records of Bexar County, Volume 8652, Page 312 et seq.
- Fourth Supplement to Declaration of Protective Covenants, Sunset Vista Subdivision Unit 1, Annexation of Sunset Subdivision, Unit 4 filed on or about August 14, 2001, Official Records of Bexar County, Volume 9014, Page 2088 et seq.
- Fifth Supplement to Declaration of Protective Covenants, Sunset Vista Subdivision Unit 1, Annexation of Sunset Subdivision, Unit 5 filed on or about January 28, 2002, Official Records of Bexar County, Volume 9234, Page 1228 et seq.
- Sixth Supplement to Declaration of Protective Covenants, Sunset Vista Subdivision Unit 1, Annexation of Sunset Subdivision, Unit 6 and 8b filed on or about August 22, 2003, Official Records of Bexar County, Volume 10250, Page 838 et seq.
- Seventh Supplement to Declaration of Protective Covenants, Sunset Vista Subdivision Unit 1, Annexation of Sunset Subdivision, Unit 7 filed on or about September 03, 2003, Official Records of Bexar County, Volume 10274, Page 2002 et seq.
- Second Amendment to the ByLaws Providing for Quorum Reduction filed on or about December 20, 2012, Official Records of Bexar County, Volume 15857, Page 2137 et seq.

The following resolutions are filed under Document No. 20170245764.

Billing Policy and Payment Plan Guidelines

Records Retention Policy

Records Inspection Policy

Membership Voting Policy

E-mail Registration Policy

Religious Item Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines

Rainwater Collection Devices Guidelines

Flag Display Guidelines

Drought-Resistant Landscaping and Natural Turf Guidelines

Application of Payments Policy

Conflict of Interest Policy

Electronic and Telephonic Action Policy

Standby Electric Generators Guidelines

Uncurable Violation Enforcement Resolution

Violation Enforcement Policy

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659

www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021.

Sunset Vista Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

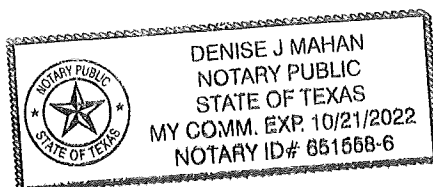
This instrument was acknowledged and signed before me on 25th
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Sunset Vista Association, Inc., on behalf of said association.



Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/28/2021 8:32 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk